

Development & Heritage Standing Committee Meeting

Date: Monday, July 6, 2026

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

Members Present:

Councillors

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Members

Member Joseph Fratangeli - Participated via video conference

Member John Miller

Member Robert Polewski

Member Khassan Saka

Member William Tape

Member Regrets

Member Anthony Arbour

Member Charles Pidgeon

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Lorie Gregg, Executive Director, Financial Planning & Deputy Treasurer

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

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Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Brandon Calleja, Senior Manager /Deputy CBO/Permits
Adam Pillon, Manager of Right-of-Way
James Abbs, Manager-Planning
Patrick Winters, Manager, Development
Matt Paya, Manager, Road Safety
Denise Wright, Manager Real Estate Services
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Coordinator Maintenance
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating in person

Item 7.1 Philip Fernandes, Agent for the Applicant
Item 7.1 Chris MacLeod, Applicant, Pelissier Park Ltd
Item 7.2 Amy Farkas, Dillon Consulting
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Chris Pidgeon, Principal Planner
Item 11.2 MD Momtaz, Property Owner
Item 11.3 Andrew Lennon, Applicant
Item 11.5 Andrew Lennon, Applicant

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

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4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 1, 2026

Moved by: Member Joseph Fratangeli

Seconded by: Member William Tape

THAT the minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 209/2026

10. HERITAGE ACT MATTERS

10.1. Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)

Councillor Kieran McKenzie inquires about the timeline for this project. Jason Campigotto, Deputy City Planner – Growth appears before the Development & Heritage Standing Committee regarding the administrative report dated June 11, 2026, entitled, "Notice of Intent to Partially Demolish a Heritage Listed Property and Notice of Intention to Designate – 493 Ouellette Avenue, Lazare's Furs Building and Sign (Ward 3)" and replies that if Council supports the proposal, there will be 120 days to go through the designation process. During that time, the owner will have approval to proceed with engaging the building department for permitting.

Councillor Kieran McKenzie mentions that the historical importance of the building is recognized throughout the city and would like to know if planning feels the owner also recognizes its importance. Mr. Campigotto replies that the owner and developer recognize that the limestone façade and sign have historical significance. He states the proposed adaptive reuse of the building will maintain those features, with development focused within the building, to the rear of the building, and on the upper floors.

Councillor Jim Morrison agrees and is glad that the developer is willing to work with the city to protect these significant features.

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Councillor Angelo Marignani requests confirmation that the art deco detailing and the special masonry stones will be maintained. Mr. Campigotto confirms that the limestone façade and sign will not be touched, and only the south and west sides of the building will be altered.

Councillor Angelo Marignani inquires about the proposed change in height of the building. Mr. Campigotto replies that a stairwell, an elevator, and a small amenity space will be included on the fourth floor at the rear of the building, but the amenity space will not encompass the entire roof.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 835**

- I. THAT the Notice of Intent to Partially Demolish the heritage listed property at 493 Ouellette Avenue, Lazare's Furs Building and Sign, to remove the south (side) and west (rear) exterior walls to facilitate the construction of a rear four-storey addition and openings **BE RECEIVED**; and,
- II. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the property municipally known as 493 Ouellette Avenue in accordance with Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value or Interest attached as Appendix 'B'; and,
- III. THAT the City Solicitor **PREPARE** the by-law to designate the property; and,
- IV. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

Carried.

Report Number: S 64/2026

Clerk's File: MBA/14987

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:37 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:39 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held June 1, 2026

Moved by: Member Robert Polewski

Seconded by: Councillor Angelo Marignani

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THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 210/2026

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 832**

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a *Multiple Dwelling*, the following additional provisions shall apply:

- a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m²
- b) *Lot Coverage*: *maximum* 64.0%
- c) *Front Yard Depth*: *minimum* 3.7 m
- d) *Rear Yard Depth*: *minimum* 2.44 m
- e) *Side Yard Width*: *minimum* 2.5 m
- f) *Landscaped Area*: *minimum* 25.0% of lot area
- g) *Dwelling Units*: Per Multiple Dwelling: *maximum* 12
- h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.
- i) Section 24.22.1.1 shall not apply.
- j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space* or *accessible parking space* is prohibited in a *required rear yard*.
- k) Section 24.40.1.5 shall not apply.

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- l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple Dwellings*, for each *Multiple Dwelling* the following additional provisions shall apply:
 - 1. *Lot Width: minimum:* equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
 - 2. *Lot Area: minimum:* as existing at the time of the lot division
 - 3. *Lot Coverage: Total: maximum:* 64% of *lot area*
 - 7. An interior *side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
 - 14. *Dwelling Units: Per Multiple Dwelling: maximum:* 6
 - 18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.
- m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), situated on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West from CD3.6 to RD3.1x(30).
- III. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following shall **BE SUBMITTED** with an application for Site Plan Approval:
 - a. Functional Service Report, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
 - b. Site Servicing Drawings with Line of Sight Analysis and Swept Path Analysis, Sheet Numbers E-1, LG-2 and LG-3, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
 - c. Lot Grade & Service Plan, Drawing No. LG-1, prepared by King Engineering + Design, dated June 23, 2026 (Reference File No. 26-004).
 - d. Planning Rationale Report, prepared by Pillon Abbs Inc., dated May 5, 2026.
 - e. Topographic Plan of Survey
- IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
 - a. Stormwater Retention Scheme
- V. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

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- a. Record of Site Condition.
- b. Required Drawing Revisions identified in the Engineering - R.O.W. and Planning Department - Site Plan Control comments included under Appendix "F".
- c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix "F".

Carried.

Report Number: S 59/2026

Clerk's File: Z/15178

7.2. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 833**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**

For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Child Care Centre*:

- a) *Parking Area* separation from an *interior lot line*: *minimum* 0.67 m

[ZDM 7; ZNG/7372]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block C, Registered Plan 1475, known municipally as 1785 Turner Road (Roll No. 020-240-02900), situated at the northwest corner of Turner Road and Mohawk Street from CD1.4 to CD1.4x(29).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's contribution toward future construction of sidewalks on Turner Road and Mohawk Street (as described in the comments attached as Appendix C) as part of the Right of Way Enhanced Permit, if the Owner elects not to construct the sidewalks.

Carried.

Report Number: S 57/2026

Clerk's File: Z/15179

7.3. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 834**

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1. THAT Schedule “D” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from “Residential” to “Mixed Use Corridor”.
2. THAT Schedule “E” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the profile designation of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from “High Profile” to “Very High Profile”.
3. THAT Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, as a Special Policy Area.
4. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that ‘X’ be replaced with the next available Special Policy Area number:

1.X 825 RIVERSIDE DRIVE WEST

<i>Location</i>	1.X.1	The property described as CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor and Very High Profile Area designations of these lands on Schedule D: Land Use and Schedule E: City Centre Planning District in Volume I: The Primary Plan, Multiple Dwellings, Stacked Townhouses and Townhouse Dwellings, together with limited neighbourhood-serving commercial uses, shall be permitted
BUILDING HEIGHT	1.X.3	in accordance with the implementing zoning provisions. For the portion of the lands identified as Mixed Use Corridor on Schedule D – Land Use Plan, notwithstanding policy 6.5.3.1 and 6.5.3.3, building height is permitted in accordance with the Medium Profile and High Profile definitions in

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the Glossary of Volume I: The Primary Plan of the City of Windsor Official Plan.

5. THAT Zoning By-law 8600 **BE AMENDED** by adding the following new zoning district to Section 16:

16.12 COMMERCIAL DISTRICT 3.12 (CD3.12)

[ZNG/7351]

16.12.1 PERMITTED USES

Bake Shop

Bakery

Business Office

Child Care Centre

Convenience Store

Food Outlet - Take-Out

Hotel

Medical Office

Restaurant

Retail Store

Dwelling Units in a Combined Use Building with any one or more of the above uses

Multiple Dwelling

Stacked Dwelling

Townhome Dwelling

16.12.5 PROVISIONS

.3 *Lot Coverage: maximum* 45%

.4 *Building Height: For any part of main building located within 100 m of Crawford Avenue, a maximum of 58.0 m; otherwise a maximum of 85.0 m*

.8 *Landscaped Area: minimum* 40%

.10 *Gross Floor Area:*

a) *Bake Shop, Bakery, or Restaurant: maximum* 500.0 m²

b) *The combined maximum gross floor area of all commercial uses, save and except a hotel, shall be 1,000.0 m²*

.20 *Building setback:*

a) *From Crawford Avenue: minimum* 3.70 m

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- b) From Riverside Drive West: *minimum* 4.55 m
 - c) From Salter Avenue: *minimum* 5.70 m
 - d) From University Avenue West: *minimum* 5.70 m
 - e) From any other *interior lot line* or *rear lot line*:
minimum 5.75 m
- .50 For a parking garage located entirely below grade, including an access ramp and a staircase or emergency exit from the parking garage, the minimum setback from a lot line shall be 0.50 m
- .60 Notwithstanding Table 24.20.5.1, for a Multiple Dwelling, Stacked Dwelling, or Townhome Dwelling, the required minimum number of parking spaces shall be calculated at a rate of 1.03 parking spaces per dwelling unit
6. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:
- (12) (a) Submission of a Ministry of the Environment, Conservation and Parks (MECP) Species Conservation Act (SCA) permit or an SCA Registration Number to the satisfaction of the City Planner.
 - (b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the designated heritage attributes, and implemented as conditions of Site Plan approval to the satisfaction of the City Planner.
- [ZDM ; ZNG/7351]
7. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, from CD1.4 and CD3.6 to H(12)CD3.12, and the eastern most 12 metres of the site from CD3.6 to GD1.4.
8. THAT, when Site Plan Control is applicable:
- The following additional materials **BE SUBMITTED** with an application for site plan approval:
- A. A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.
 - B. Noise Study and Vibration Study to the satisfaction of the City Planner.
 - C. Record of Site Condition.

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- D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.
9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], to the satisfaction of the municipal department or external agency requiring them, into an approved site plan and an executed and registered site plan agreement.
10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency recommending them, in an approved site plan and an executed and registered site plan agreement.
11. That Administration **BE DIRECTED** to report back on options to address the loading space requirements of the site for Council's consideration; and,
12. That Administration **BE DIRECTED** to report back /comment on the appropriate level of flexibility with respect to the language of the Species at Risk holding provisions.
- Carried.

Report Number: S 60/2026
Clerk's File: Z/15123 & Z/15128

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:41 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11. ADMINISTRATIVE ITEMS

11.2. CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2

MD Momtaz, Property Owner, appears before the Development & Heritage Standing Committee regarding the administrative report dated May 26, 2026, entitled "CIP 002-2026 - Brownfield Rehabilitation Community Improvement Plan - 844 Bridge Ave - Ward 2" and is available for questions.

Councillor Angelo Mariginani asks the property owner if he is in agreement with the recommendation put forward by administration. MD Momtaz replies that he is in agreement.

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Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 837**

- I. THAT the request made by 15847796 Canada Inc. (Shameem Momtaz) to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for the lesser of 70% of the municipal portion of the tax increment increase resulting from the proposed duplex or multiple dwelling 844 Bridge Ave for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. THAT if a grant agreement is required, Administration **BE DIRECTED** to prepare an agreement between applicant and The Corporation of the City of Windsor in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- III. THAT the approval to participate in the Brownfield Rehabilitation Grant Program **BE RESCINDED** if the applicant has not completed the eligible work and fulfilled the completeness and payment requirements (refer to Appendix C - Grant Completeness and Payment) within two (2) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant.

Carried.

Report Number: S 56/2026
Clerk's File: Z/15019

11.3. Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5

Andrew Lennon, Applicant, appears before the Development & Heritage Standing Committee regarding the administrative report dated April 27, 2026, entitled "Ford City CIP Application, 979-981 Drouillard Road, Owner: 1001134151 Ontario Inc. (c/o: Saksham Sharma) - Ward 5" and is available for questions.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 838**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham

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Sharma) ("The Owner") of the property located at 979-981 Drouillard Road **BE APPROVED**, for the following incentive programs:

- i. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs. The estimated annual amount of the grant is +/- \$18,235;
 - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$50,000; and,
 - iii. *New Residential Development Grant Program* for ten (10) new residential units (\$5,000 each) to the maximum amount of \$50,000.
- II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 1001134151 ONTARIO INC. (Andrew Lennon, Kaija Karmiste) (c/o: Saksham Sharma) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
 - III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
 - IV. THAT funds in the maximum amount of \$50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$50,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;
 - V. THAT grants **BE PAID** to 1001134151 ONTARIO INC (c/o: Saksham Sharma) upon completion of the construction of the mixed use building, which includes ten (10) residential units and two (2) ground floor commercial units, located at 979-981 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
 - VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 42/2026
Clerk's File: Z2026

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11.5. Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5

Andrew Lennon, Applicant, appears before the Development & Heritage Standing Committee regarding the administrative report dated May 7, 2026, entitled "Ford City CIP Application, 0 Drouillard Road, Owner: 1001134151 ONTARIO INC. Andrew Lennon (c/o: Saksham Sharma and Andrew Lennon) - Ward 5" and is available for questions.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 840**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1001134151 ONTARIO INC. (c/o: Saksham Sharma and Andrew Lennon) ("The Owner"), owner of the property located at 0 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - i. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs. The estimated annual amount of the grant is +/- \$9,037;
 - ii. *Municipal Development Fees Grant Program* to a maximum amount of \$50,000; and,
 - iii. *New Residential Development Grant Program* for eight (8) new residential units (\$5,000 each) to the maximum amount of \$40,000.
- II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and the Owner to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. THAT funds in the maximum amount of \$50,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$40,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed to the satisfaction of the City Planner;

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- V. THAT grants **BE PAID** to the Owner upon completion of the construction of three (3) row townhomes with ADUs on the second floors and in the basements located at 0 Drouillard Road, through the Ford City CIP (Project #7181046) to the satisfaction of the City Planner and Chief Building Official;
 - VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 49/2026

Clerk's File: Z2026

11.1. Brownfield Environmental Site Assessment 2650 Metcalfe St Ward 5

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 836**

- I. THAT the request made by Metco Development Inc. (Yehya Atwan) to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) for the property located at 2650 Metcalfe St (north of Metcalfe St and West corner of Drouillard) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;
- II. THAT the grant funds of up to \$25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;
- III. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$25,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) completed in a form acceptable to the City Planner and City Solicitor;
- IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remediation Work Plan (if required) not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 47/2026

Clerk's File: Z/8955

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11.4. CIP 001-2026 - Downtown Community Improvement Plan - 0 Pelissier St - Ward 3

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 839**

- I. THAT the request made by Pelissier Park Ltd. (Chris MacLeod) agent for the proposed development at 0 Pelissier St, to participate in:
 - a) The New Residential Development Grant Program **BE APPROVED** for \$2,500 per each new residential unit, up to \$50,000 per property, for a total of \$120,000 for eight (8) lots with six (6) units on each lot, subject to adjustment based on final number of lots and units.
 - b) The Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years, plus an additional five (5) years as a Catalyst Project, or eligible costs, in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner;
- II. THAT Administration **BE DIRECTED** to prepare the Grant Agreement between Pelissier Park Ltd. (Chris MacLeod) and The Corporation of the City of Windsor to implement all grant programs in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,
- IV. THAT the approval to participate in the New Residential Development Grant Program and Building/Property Improvement Tax Increment Grant Program **BE RESCINDED** if the applicant has not obtained a certificate of occupancy and fulfilled the conditions of the grant (see Appendix D Grant Completeness) for the proposed development within five (5) years of the City Council approval date to the satisfaction of City Planner. The City Planner may extend the deadline one (1) year only if requested by the applicant;
- V. THAT Grant funds up to \$120,000 under the Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 when the eligible work is completed to the satisfaction of the City Planner;
- VI. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to \$120,000 for grants from the Downtown Windsor Enhancement Strategy and Community Improvement Plan Project 7011022 for 0 Pelissier St to Pelissier Park Ltd. (Chris MacLeod) upon completion of proposed

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development (see Appendix D Grant Completeness), subject to the satisfaction of the City Planner and Chief Building Official;

- VII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and **RETURNED** to Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions of the New Residential Development Grant within five (5) years of the approval date; and
- VIII. THAT the City Treasurer **BE AUTHORIZED** to issue payment for the Building/Property Improvement Tax Increment Grant Program to Pelissier Park Ltd. (Chris MacLeod) in accordance with the proposed terms and conditions as outlined in this report commencing upon completion of the proposed development (Appendix D Grant Completeness), subject to the satisfaction of the City Planner and the Chief Building Officer.

Carried.

Report Number: S 55/2026

Clerk's File: Z/12916

11.6. Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide.

Councillor Kieran McKenzie inquires about the purpose of the by-law and asks why the repeal has been requested. Brandon Calleja, Senior Manager/Deputy Chief Building Official – Permits, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 15, 2026, entitled "Repeal of By-law 106-2010 – A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor– City Wide" and indicates that there are currently two similar by-laws, one enforced by Engineering/Public Works, and the other by the Building department, which is the by-law administration is asking to repeal. Damages to sidewalks and curbing are handled by Public Works. Mr. Calleja states that the by-law in question is redundant and repealing it would result in a reduction of deposit fees and administrative work.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 841**

THAT By-law Number 106-2010 being "A By-law Pertaining to the Deposit of Monies to Meet the Cost of Repairing any Damage to the Sidewalk, Curbing or Paved Boulevard in the City of Windsor" **BE REPEALED.**

Carried.

Report Number: S 66/2026

Clerk's File: SB2026

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11.7. Closure of the North/South Alley, Located South of Guignion Road, East of Gelinas Road and West of Routley Road, SAA-7271 - Ward 9

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 842**

- I. THAT the 4.26 metre-wide north/south alley, located south of Guignion Road, east of Routley Road and west of Gelinas Road, and shown on Drawing No. CC-1869 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.
 - II. THAT the Subject Alley **BE CLOSED**.
 - III. THAT THE Subject Alley **BE CONVEYED** in as is condition, to the owner of the abutting properties known municipally as 0 Gelinas Road and 0 Routley Road, legally described as Lots 175 to 189, Registered Plan 1079, at the same time that the abutting owner purchases the abutting City Lands, known municipally as 0 Routley Road (Roll No. 3739-070-301-09400), legally described as Lots 163 to 174, Registered Plan 1079.
 - IV. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley conveyed to abutting lands zoned MD 2.7, \$1.50 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - V. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1869.
 - VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
 - VII. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.
 - VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Report Number: S 61/2026
Clerk's File: SAA2026

11.8. Closure of North/South Alley Located Between Dougall Avenue and Church Street, North of Norfolk Street, SAA-7325 - Ward 1

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

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Decision Number: **DHSC 843**

- I. THAT the 4.27 metre-wide north/south alley, located north of Norfolk Street, east of Church Street, and west of Dougall Avenue, and shown on Drawing No. CC-1875 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centreline to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Cogeco Connexion Inc. to accommodate existing aerial facilities;
 - ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side and easement for guy and anchor installations into private property;
 - iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
 - a. For alley conveyed to abutting lands zoned RD1.4, \$1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - b. For alley conveyed to abutting lands zoned CD3.9, \$20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and \$10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Report Number: S 62/2026
Clerk's File: SAA2026

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11.9. Closure of the North/South Alley Located Between St. Patrick's Avenue and Randolph Avenue, North of Totten Street and South of Algonquin Street, SAA-7208 - Ward 10

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 844**

- I. THAT the 4.28 metre-wide north/south alley, located north of Totten Street, east of St. Patrick's Avenue, south of Algonquin Street, and west of Randolph Avenue shown on Drawing No. CC-1859 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in **as is condition** in two equal halves along the centre to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;
 - ii. ENWIN Utilities Ltd. to accommodate the existing 120/240V secondary overhead hydro distribution, hydro services, associated poles & guy wires;
 - iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
 - a. For alley conveyed to abutting lands zoned RD1.1, \$1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1859.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.

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VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 63/2026

Clerk's File: SAA2026

11.10. Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1

Councillor Angelo Marignani asks for confirmation that any infrastructure located within closed alleys is still accessible by the city if necessary. Denise Wright, Manager, Real Estate Services, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 16, 2026, entitled "Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1" and replies that easements do allow for the city to access said infrastructure.

Councillor Marignani asks if residents need to be informed before the city can access infrastructure in closed alleys. Aaron Farough, Deputy City Solicitor, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 16, 2026, entitled "Closure of the north/south alley located between Dougall Avenue and Church Street, north of Liberty Street, south of Norfolk Street, SAA-7348, Ward 1" and indicates he does not believe there are specific notice provisions in the standard easement wording, but that he can confirm that for the Councillor at a later date.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 845**

- I. THAT the 4.27 metre-wide north/south alley, located north of Liberty Street, east of Church Street, south of Norfolk Street, and west of Dougall Avenue, shown on Drawing No. CC-1879 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing aerial facilities and maintain service;
 - ii. ENWIN Utilities Ltd. to accommodate a 3 metre wide easement for a straight pole line 1.5 metre on each side through the full length of the alley and for any guy wires reaching into private property;
 - iii. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

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- b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
 - a. For alley conveyed to abutting lands zoned RD1.4, \$1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - b. For alley conveyed to abutting lands zoned CD3.9, \$20.00 per square foot without easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and \$10.00 per square foot with easements plus HST and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1875.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 67/2026

Clerk's File: SAA2026

11.11. Closure of the East/West Alley Located North of Kent Street and East of Malden Road, SAA-7199 - Ward 1

Councillor Kieran McKenzie expresses his concern regarding the proximity of this land to the proposed urban park designation of Ojibway. He requests that administration provide their view on how the city should handle these properties going forward. Ms. Wright indicates that any properties in the National Urban Park area are being reviewed by administration and Parks Canada. She states that in this instance, the homeowners abutting the alley have serious encroachments, and that administration met with the city naturalist to review each one. It was determined that there was no impact to the National Urban Park area to transfer the alley land to the homeowners.

Councillor Kieran McKenzie inquires if there was any discussion concerning this decision becoming problematic in the future, and if environmental protection could be considered reason enough to deem an alley 'indispensable.' Ms. Wright replies that the City Naturalist reviewed each property and

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found no natural benefit to keeping it under city control. She also states that Parks Canada also did not see the value in denying this application.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 846**

- I. THAT the 4.57-metre-wide east/west alley located north of Kent Street and east of Malden Road, and west of Second Street, and shown on Drawing No. CC-1856 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.
 - II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the abutting residential property owners known municipally as 1810 Kent Street, 1820 Kent Street, 1830 Kent Street, 1850 Kent Street, 1874 Kent Street, 1880 Kent Street, 1890 Kent Street and 0 Malden Road (legally described as Lot 5, Plan 553) and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to the owners of the properties.
 - III. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley conveyed to abutting lands zoned RD1.1 and DRD1.1, \$1.00 plus HST (if applicable), deed preparation fee, and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1856.
 - V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
 - VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute necessary documents approved as to form and content satisfactory to the City Solicitor.
 - VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Report Number: S 68/2026

Clerk's File: SAA2026

11.12. Closure of the North/South Alley Located Between Mark Avenue and Everts Avenue, South of Totten Street, North of Quebec Street, SAA-7160 - Ward 10

Moved by: Councillor Angelo Marignani

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Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 847**

- I. THAT the 4.27-metre-wide north/south alley, located north of Quebec Street, east of Mark Avenue, south of Totten Street and west of Everts Avenue and shown on Drawing No. CC-1853 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure;
 - II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves along the centre to the abutting property owners and, as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Cogeco Connexion Inc. to accommodate to accommodate existing aerial infrastructure;
 - ii. ENWIN Utilities Ltd. to accommodate the existing 16kV primary, 120/240 V and 347/600V overhead secondary hydro distribution pole line;
 - iii. Managed Network System Inc. (MNSi.) to accommodate to accommodate existing aerial infrastructure.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
 - III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
 - a. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST, deed preparation fee, and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1853.
 - V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
 - VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.
 - VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Report Number: S 69/2026
Clerk's File: SAA2026

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11.13. Northwood Street Phase 2 Development – Species Conservation Act Registration – Ward 10

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 848**

That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any agreements, documents or amendments and sign any application forms and supplementary reports as may be necessary to act as co-applicant on the registration of the development within the municipal right-of-way adjacent to 2554, 2548 and 2542 Northwood Street as a regulated activity under the *Species Conservation Act, 2025*, including any other agreement as may be required in order to facilitate such development, to be satisfactory in form to the City Solicitor, in financial content to the City Treasurer and in technical content to the City Engineer.

Carried.

Report Number: S 71/2026

Clerk's File: EI2026

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 849**

THAT the minutes of the International Relations Committee of its meeting held May 20, 2026 **BE RECEIVED** as presented.

Carried.

Report Number: SCM 179/2026

12.2. Minutes of the Property Standards Committee of its meeting held June 11, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 850**

THAT the minutes of the Property Standards Committee of its meeting held June 11, 2026 **BE RECEIVED** as presented.

Carried.

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Report Number: SCM 214/2026

12.3. Report No 60 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 851**

THAT Report No.60 of the International Relation Committee indicating:

That the International Relations Committee RECOMMEND that the City of Windsor and the City of San Juan del Rio enter into a Friendship City Agreement.

BE APPROVED.

Carried.

Report Number: SCM 216/2026

12.4. Report No. 61 of the International Relations Committee of its meeting held May 20, 2026

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 852**

THAT Report No. 61 of the International Relations Committee indicating:

That APPROVAL BE GIVEN to an expenditure in the upset amount of \$1,000 from the International Relation's Capital Fund to support the animation of the 2026 Children's Art Exhibition.

BE APPROVED.

Carried.

Report Number: SCM 217/2026

12.5. Report No. 62 of the meeting of the International Relations Committee held May 20, 2026

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 853**

THAT Report No. 62 of the International Relation Committee indicating:

That the International Relations Committee RECOMMENDS that the Proposal for a Sister City Relationship with Shkodra, Albania BE APPROVED.

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BE APPROVED; and,

THAT Administration **BE REQUESTED** to provide additional background information regarding the Sister City proposal; and,

THAT the information **BE PROVIDED** to Council when this report moves forward for their consideration.

Carried.

Report Number: SCM 218/2026

13. QUESTION PERIOD

Councillor Angelo Marignani cites concerns raised with out-of-province steel workers being brought in for the building of the new Costco and asks if there are anything the committee can enforce regarding prioritizing procurement of local workers for building projects. Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development, appears before the Development & Heritage Standing Committee and indicates that this issue would likely fall under the corporate policy for procurement. Ms. Payne recommends that the Councillor submit an official Council Question regarding this at the next Council meeting so administration could explore further.

Councillor Kieran McKenzie inquires whether the City Engineers in attendance could comment on the city's response to the weather incidents that occurred over the past weekend and what residents could expect moving forward. Stacey McGuire, Executive Director of Operations / Deputy City Engineer, appears before the Development & Heritage Standing Committee and indicates that sections of municipal drains, in particular the Grand Marais , Lennon, and Little River drains experienced over-topping due to the significant amount of rain that fell in such a short period of time. Ms. McGuire confirms that all of the city's systems were running as planned, with no power outage issues. She adds that the majority of roads experiencing over-topping have cleared and she asks residents to continue reporting localized road flooding to 311. She also encourages residents to take preventative maintenance measures on their own properties to prevent future flooding issues, including disconnecting downspouts to slow down the amount of water flowing into the sewer system to prevent overwhelming it. The city also offers programs to help subsidize costs for sump pumps and backflow valves. Patrick Winters, Manager, Development, appears before the Development & Heritage Standing Committee and adds that residents may want to consider a back-up system for their sump pumps. Councillors Kieran McKenzie, Angelo Marignani, and Jim Morrison all express their appreciation for the work the city and Enwin have done to help clean up after the storms.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative items) is adjourned at 6:07 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on August 4, 2026.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

**Development & Heritage Standing Committee Meeting
(*Planning Act* Matters)**

Date: Monday, July 6, 2026

Time: 4:30 o'clock p.m.

Members Present:

Councillors

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Members

Member Joseph Fratangeli - Participated via video conference

Member John Miller

Member Robert Polewski

Member Khassan Saka

Member William Tape

Member Regrets

Member Anthony Arbour

Member Charles Pidgeon

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM
ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM
ADMINISTRATION:**

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Lorie Gregg, Executive Director, Financial Planning & Deputy Treasurer

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

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Aaron Farough, Senior Legal Counsel
Stacey McGuire, Executive Director Operations
Brandon Calleja, Senior Manager /Deputy CBO/Permits
Adam Pillon, Manager of Right-of-Way
James Abbs, Manager-Planning
Patrick Winters, Manager, Development
Matt Paya, Manager, Road Safety
Denise Wright, Manager Real Estate Services
Laura Diotte, Manager, Planning
Emilie Dunnigan, Manager Development Revenue & Financial Administration
Joe Baker, Manager, Land Development and Growth
Elara Mehrilou, Supervisor, Coordinator Maintenance
Averil Parent, Planner II - Development Review
Kevin Alexander, Planner III - Special Projects
Simona Simion, Planner III – Economic Development
Aashvi Sarvaiya, Development Review Technician
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating in person

Item 7.1 Philip Fernandes, Agent for the Applicant
Item 7.1 Chris MacLeod, Applicant, Pelissier Park Ltd
Item 7.2 Amy Farkas, Dillon Consulting
Item 7.2 Cheryl Sprague, President of Delta Chi Childhood Centres
Item 7.3 Chris Pidgeon, Principal Planner
Item 11.2 MD Momtaz, Property Owner
Item 11.3 Andrew Lennon, Applicant
Item 11.5 Andrew Lennon, Applicant

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None disclosed.

4. COMMUNICATIONS

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None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held June 1, 2026

Moved by: Member Robert Polewski

Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held June 1, 2026 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 210/2026

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 0 Pelissier Street, Z-013/26 [ZNG-7374], Ward 3

Greg Atkinson, Deputy City Planner – Development, presents application.

Philip Fernandes (agent) and Chris MacLeod (applicant) is available for questions.

Councillor Angelo Marignani inquires whether the back of the building would be considered a loading zone. Mr. Atkinson states that the rear units facing the alley will have attached garages with direct access to the alley.

Councillor Marignani inquires about refuse trucks using the ingress/egress and City protocol if the alley is blocked. Mr. Atkinson states that extensive conversations have been had with the Operations Department regarding refuse pickup, a Swept Path Analysis was conducted to analyze the alley for vehicle and truck use, and Administration is satisfied that the site will facilitate vehicle movements and the details will be finalized during Site Plan Control. If the alley was blocked, the assumption is that they would conduct their duties as normal, as they currently pick up refuse within the alley.

Councillor Marignani inquires if there is a possibility that garbage services will be stopped due to the use of loading spaces connected to the alley. Mr. Atkinson states that there are no loading spaces within the alley and that anyone using it would be accessing it for parking with no need to stop or block other vehicles. Mr. Atkinson states that any loading can be done on Pelissier Street side.

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Councillor Marignani inquires about traffic signage as there is no parking at the front of the building. Mr. Atkinson states that he believes there would be no signage that would be required and that driveways would replace on-street parking, with enforcement addressing any issues.

Councillor Marignani inquires whether motorcycles can park in the area between the driveways. Mr. Atkinson defers the question to Transportation Planning and states that there is very little space or curb for parking and is unsure if on-street parking would be available. Stacey McGuire states the specifics are unknown at this point as the application has not gone through Site Plan Control process, but the current amount of room is not enough for a standard vehicle.

Councillor Kieran McKenzie inquires about the analysis of parking capacity downtown and if we have enough parking based on the current development. Ms. McGuire states that as part of the 2026 budget, parking has been rearranged to open 249 new parking spaces that are better situated in the downtown core and would be sufficient.

Councillor Kieran McKenzie inquires if public transit resources and active transportation capacity help to form the analysis for this development. Mr. Atkinson states that there was no discussion of active transportation capacity since facilities would not be impacted on Pelissier Street.

Councillor Kieran McKenzie inquires about the existing resources such as the new bike lane and wants to confirm that active transportation availability would not be affected with this development. Jelena Payne states that a finite understanding of the usage of public transit versus active transportation versus personal vehicles is difficult to determine but can be monitored at a higher level in the future.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 832** THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

30. **WEST SIDE OF PELISSIER STREET BETWEEN WYANDOTTE STREET WEST AND ELLIOTT STREET WEST**

For the lands comprising Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), for a *Multiple Dwelling*, the following additional provisions shall apply:

- a) *Lot Area*: Per Multiple Dwelling: *minimum* 752.5 m²
- b) *Lot Coverage*: *maximum* 64.0%
- c) *Front Yard Depth*: *minimum* 3.7 m
- d) *Rear Yard Depth*: *minimum* 2.44 m
- e) *Side Yard Width*: *minimum* 2.5 m
- f) *Landscaped Area*: *minimum* 25.0% of lot area
- g) *Dwelling Units*: Per Multiple Dwelling: *maximum* 12

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- h) Notwithstanding Section 5.11.1, where vehicular entry to a *carport* faces an *exterior lot line*, or a wall of a *garage* faces an *exterior lot line*, vehicular entry to the *carport* or along said wall of the *garage* shall be setback a minimum of 3.7 m from such *exterior lot line*.
- i) Section 24.22.1.1 shall not apply.
- j) Notwithstanding Section 24.26.4, a *parking space*, *visitor parking space* or *accessible parking space* is prohibited in a *required rear yard*.
- k) Section 24.40.1.5 shall not apply.
- l) When a *lot* on which a *Multiple Dwelling* has been erected is subsequently divided in compliance with Part VI of the *Planning Act* by a common *interior lot line* that separates the *Multiple Dwelling* into two *Multiple Dwellings*, for each *Multiple Dwelling* the following additional provisions shall apply:
 - 1. *Lot Width: minimum*: equal to the width of the *multiple dwelling* plus any *exterior side yard* as existing at the time of the lot division
 - 2. *Lot Area: minimum*: as existing at the time of the lot division
 - 3. *Lot Coverage: Total: maximum*: 64% of *lot area*
 - 7. An *interior side yard* shall not be required along the common *interior lot line* for that part of the *multiple dwelling* lawfully existing at the time of the lot division.
 - 14. *Dwelling Units: Per Multiple Dwelling: maximum*: 6
 - 18. For a *Multiple Dwelling*, a door that opens to the *rear yard* shall be located a minimum of 0.22 m from the centreline of the common wall between the *Multiple Dwellings*.
- m) For a *Multiple Dwelling*, the total area of the *required front yard* occupied by a hard surface for a walkway, driveway, *access area*, *parking space* or any combination thereof shall not exceed 63% of the *required front yard* area.

[ZDM 7; ZNG/7374]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 34 to 45, Plan 381 (PIN 01191-0253 LT), situated on the west side of Pelissier Street between Wyandotte Street West and Elliott Street West from CD3.6 to RD3.1x(30).
- III. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following shall **BE SUBMITTED** with an application for Site Plan Approval:
 - a. Functional Service Report, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
 - b. Site Servicing Drawings with Line of Sight Analysis and Swept Path Analysis, Sheet Numbers E-1, LG-2 and LG-3, prepared by King Engineering + Design, dated May 18, 2026 (Reference File No. 26-004).
 - c. Lot Grade & Service Plan, Drawing No. LG-1, prepared by King Engineering + Design, dated June 23, 2026 (Reference File No. 26-004).
 - d. Planning Rationale Report, prepared by Pillon Abbs Inc., dated May 5, 2026.

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e. Topographic Plan of Survey

IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Stormwater Retention Scheme

V. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Record of Site Condition.

b. Required Drawing Revisions identified in the Engineering - R.O.W. and Planning Department - Site Plan Control comments included under Appendix "F".

c. Special Provisions identified in the Engineering - R.O.W. comments included under Appendix "F".

Carried.

Report Number: S 59/2026

Clerk's File: Z/15178

7.2. Zoning By-Law Amendment - Z 012-26 (ZNG-7372) 1785 Turner Road - Ward 4

Averil Parent (author), Planner II – Development, presents application.

Amy Farkas (agent) is available for questions.

Councillor Marignani inquires about the lack of public sidewalks and whether this poses a safety concern. Ms. Farkas states that sidewalks have not been contemplated the applicant was going to provide cash contributions as it was an option in the report.

Councillor Marignani states concern for no sidewalk causing a safety concern for the daycare children and how will this be mitigated. Ms. Farkas states that this would be discussed in the Right-of-Way permit process with a discussion between the applicant and City to determine who is responsible for the installation of the sidewalk.

Councillor Kieran McKenzie inquires when contribution of funds for a sidewalk are collected by an applicant, how the funds are utilized and will it lead to the nearby park. Cheryl Sprague states that children are not taken for walks in the communities due to safety and liability issues. Ms. Sprague states that she is more than willing to replace the sidewalks in lieu of the cash donation to ensure the work is completed. She states that the current walkway to the existing building is in disrepair and require replacement.

Councillor Kieran McKenzie inquires with Administration if there is a plan for the funds. Ms. McGuire states that there is currently no area sidewalks to lead to the park and Administration does

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not have any plans for sidewalks in the area now. Ms. McGuire states that sidewalks would be viable and potentially funded through a Pedestrian Generator Policy Evaluation as the area is not largely residential. Ms. McGuire states that this route can be evaluated against the policy before it is presented at Council.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 833** THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

29. **NORTHWEST CORNER OF TURNER ROAD AND MOHAWK STREET**

For the lands comprising of Part Block C, Registered Plan 1475, a *Child Care Centre* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Child Care Centre*:

a) *Parking Area* separation from an *interior lot line*: *minimum 0.67 m*

[ZDM 7; ZNG/7372]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part Block C, Registered Plan 1475, known municipally as 1785 Turner Road (Roll No. 020-240-02900), situated at the northwest corner of Turner Road and Mohawk Street from CD1.4 to CD1.4x(29).

III. THAT the Manager of Right of Way **BE DIRECTED** to collect the Owner's contribution toward future construction of sidewalks on Turner Road and Mohawk Street (as described in the comments attached as Appendix C) as part of the Right of Way Enhanced Permit, if the Owner elects not to construct the sidewalks.

Carried.

Report Number: S 57/2026

Clerk's File: Z/15179

7.3. Zoning By-law Amendment & Official Plan Amendment Applications – 825 Riverside Dr. W. – Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], Ward 3

Laura Diotte (author), Manager – Planning, Development Applications, presents application.

Chris Pidgeon (applicant) provides a presentation with special requested recommendations. Mr. Pidgeon states relief from the number of loading spaces from the required four per residential building to one per building. Mr. Pidgeon also requests that the Species at Risk (SAR) holding provision be revised to clarify a Ministry of the Environment, Conservation and Parks (MECP) Permit or registration number only be provided if required.

Councillor Kieran McKenzie inquires about the SAR request. Mr. Pidgeon states that the Provincial legislation relating to environmental matters is changing where permitting and regulations will be changed or done away with all together. Mr. Pidgeon is requesting flexibility in the language to ensure that a minor variance or further revision to the zoning will not be required in the future.

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Councillor Kieran McKenzie inquires about the rationale for the request in reduction of loading spaces. Mr. Pidgeon states that the developer is requesting seven loading spaces have been included in the complex which more than sufficient, where twenty-four spaces would consume a fair amount of space. Mr. Pidgeon states that he is either requesting one loading space per multiple dwelling building or a minimum of seven spaces.

Councillor Kieran McKenzie inquires whether the developer is in agreeance with the Heritage recommendations. Mr. Pidgeon states that they are in agreeance.

Councillor Kieran McKenzie inquires whether Administration would agree with the proposed language for SARs. Ms. Diotte states that the current Holding provision does require a permit or registration number to the satisfaction of the City Planner. Ms. Diotte states this allows the City Planner discretion if there is confirmation that either of those are not required when the Hold is lifted, and this can be conveyed to City Council.

Councillor Kieran McKenzie requests clarification regarding the number of loading spaces. Ms. Diotte states that due to the size of the site, four loading spaces per residential building were recommended and at the time of Site Plan Control a minor variance application can be submitted to request a reduction in spaces. Ms. Diotte states that the request was not in their original submission, this would confirm how the site would function and would not cause any delays in approval.

Councillor Kieran McKenzie inquires whether this application would have to be heard at the Development and Heritage Standing Committee and Council again. Ms. Diotte states that it would not, rather it would be assessed during Site Plan Control and a minor variance would be submitted to the Committee of Adjustment for faster processing.

Mr. Pidgeon requests clarification if a minor variance would be needed to reduce loading spaces from twenty-four to seven. Ms. Diotte states that an application would be needed to go from the current zoning by-law which is four spaces per multi residential building is required, and she is unsure of the amount of spaces per townhome.

Mr. Pidgeon states that this is his concern, that Committee of Adjustment members are not as seasoned to make planning decisions and do not listen to staff recommendations and may not see this change as minor. Mr. Pidgeon continues that if the decision is not approved then this would create a significant Site Plan Control revision.

Councillor Kieran McKenzie inquires if clarity on the requested reduction of loading spaces can be provided prior to the application being presented at City Council. Ms. Diotte agrees and states that it can be reviewed prior to Council.

Chair Morrison agrees with Councillor McKenzie and states that he would like to see clarity without having to go to the Committee of Adjustment. Mr. Pidgeon also agrees.

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Councillor Marignani inquires what the number of bedroom units for this development. Mr. Pidgeon states that has not been determined as of yet.

Councillor Marignani inquires about the number of cars per residential unit and how the lack of parking provided by the development will cause an overspill of parking in the right-of-way as a result. Ms. Diotte states that the applicant did undertake a parking study to determine the impact on the community. Ms. Diotte states that the study was reviewed by the Transportation Planning Department and found that the proposed parking was sufficient. The development is adjacent to the Central Business District where only one space is required per unit and found parking numbers to be appropriate given similar characteristics.

Councillor Marignani states he supports the development but that other developments within the City have caused an overflow of parking elsewhere and believes that this will be a negative effect for the future Ward Councillor.

Councillor Kieran McKenzie supports the recommendation and requests a report on options to address the available loading spaces required and comments on the appropriate level of flexibility with language in the SARs Holding provision.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jim Morrison

Decision Number: **DHSC 834** THAT Schedule "D" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of the south west portion of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "Residential" to "Mixed Use Corridor".

2. THAT Schedule "E" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the profile designation of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West from "High Profile" to "Very High Profile".
3. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1, known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, as a Special Policy Area.

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4. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that 'X' be replaced with the next available Special Policy Area number:

1.X 825 RIVERSIDE DRIVE WEST

Location 1.X.1 The property described as CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.

Additional Permitted Main Uses 1.X.2 Notwithstanding the Mixed Use Corridor and Very High Profile Area designations of these lands on Schedule D: Land Use and Schedule E: City Centre Planning District in Volume I: The Primary Plan, Multiple Dwellings, Stacked Townhouses and Townhouse Dwellings, together with

BUILDING HEIGHT 1.X.3 limited neighbourhood-serving commercial uses, shall be permitted in accordance with the implementing zoning provisions.

For the portion of the lands identified as Mixed Use Corridor on Schedule D – Land Use Plan, notwithstanding policy 6.5.3.1 and 6.5.3.3, building height is permitted in accordance with the Medium Profile and High Profile definitions in the Glossary of Volume I: The Primary Plan of the City of Windsor Official Plan.

5. THAT Zoning By-law 8600 **BE AMENDED** by adding the following new zoning district to Section 16:

16.12 COMMERCIAL DISTRICT 3.12 (CD3.12)

[ZNG/7351]

16.12.1 PERMITTED USES

Bake Shop

Bakery

Business Office

Child Care Centre

Convenience Store

Food Outlet - Take-Out

Hotel

Medical Office

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Restaurant

Retail Store

Dwelling Units in a Combined Use Building with any one or more of the above uses

Multiple Dwelling

Stacked Dwelling

Townhome Dwelling

16.12.5 PROVISIONS

- .3 *Lot Coverage: maximum 45%*
 - .4 *Building Height: For any part of main building located within 100 m of Crawford Avenue, a maximum of 58.0 m; otherwise a maximum of 85.0 m*
 - .8 *Landscaped Area: minimum 40%*
 - .10 *Gross Floor Area:*
 - a) *Bake Shop, Bakery, or Restaurant: maximum 500.0 m²*
 - b) *The combined maximum gross floor area of all commercial uses, save and except a hotel, shall be 1,000.0 m²*
 - .20 *Building setback:*
 - a) *From Crawford Avenue: minimum 3.70 m*
 - b) *From Riverside Drive West: minimum 4.55 m*
 - c) *From Salter Avenue: minimum 5.70 m*
 - d) *From University Avenue West: minimum 5.70 m*
 - e) *From any other interior lot line or rear lot line: minimum 5.75 m*
 - .50 *For a parking garage located entirely below grade, including an access ramp and a staircase or emergency exit from the parking garage, the minimum setback from a lot line shall be 0.50 m*
 - .60 *Notwithstanding Table 24.20.5.1, for a Multiple Dwelling, Stacked Dwelling, or Townhome Dwelling, the required minimum number of parking spaces shall be calculated at a rate of 1.03 parking spaces per dwelling unit*
6. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:
- (12) (a) Submission of a Ministry of the Environment, Conservation and Parks (MECP) Species Conservation Act (SCA) permit or an SCA Registration Number to the satisfaction of the City Planner.

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- (b) Submission of a Conservation Strategy, including a finalized Documentation and Commemoration Report, to conserve the designated heritage attributes, and implemented as conditions of Site Plan approval to the satisfaction of the City Planner.

[ZDM ; ZNG/7351]

7. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of CON 1PT LOT 76 PLAN 72 L1: PLAN 380 PT LOTS 11 & 139; LOTS 12 TO 14; CLOSED SALTER AVE and CON 1 PT LOT 76; RP 12R14305 PART 1 known municipally as 825 Riverside Drive West and 0 Riverside Drive West (Roll No. 040-140-05900 and 040-110-00301), situated at the south east corner of Crawford Avenue and Riverside Drive West, from CD1.4 and CD3.6 to H(12)CD3.12, and the eastern most 12 metres of the site from CD3.6 to GD1.4.
 8. THAT, when Site Plan Control is applicable:

The following additional materials **BE SUBMITTED** with an application for site plan approval:
 - A. A Stage 1 Archaeological Assessment and any further recommended assessments are required to be entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City of Windsor and the Ontario Ministry of Citizenship and Multiculturalism, prior to any additional land disturbances. A final copy of these archaeological reports and the GIS study area must be submitted to the City of Windsor.
 - B. Noise Study and Vibration Study to the satisfaction of the City Planner.
 - C. Record of Site Condition.
 - D. Any other documents, materials, or studies identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency requesting them.
 9. The Site Plan Approval Officer **BE DIRECTED** to incorporate any requirements identified in Appendix C to Report S 60/2026 or support studies submitted as part of Z-001/26 [ZNG/7351] & OPA 199 [OPA/7352], to the satisfaction of the municipal department or external agency requiring them, into an approved site plan and an executed and registered site plan agreement.
 10. The Site Plan Approval Officer **CONSIDER** any recommendations identified in Appendix C to Report S 60/2026, to the satisfaction of the municipal department or external agency recommending them, in an approved site plan and an executed and registered site plan agreement.
 11. That Administration **BE DIRECTED** to report back on options to address the loading space requirements of the site for Council's consideration; and,
 12. That Administration **BE DIRECTED** to report back /comment on the appropriate level of flexibility with respect to the language of the Species at Risk holding provisions.
- Carried.

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Report Number: S 60/2026
Clerk's File: Z/15123 & Z/15128

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:41 o'clock p.m

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services